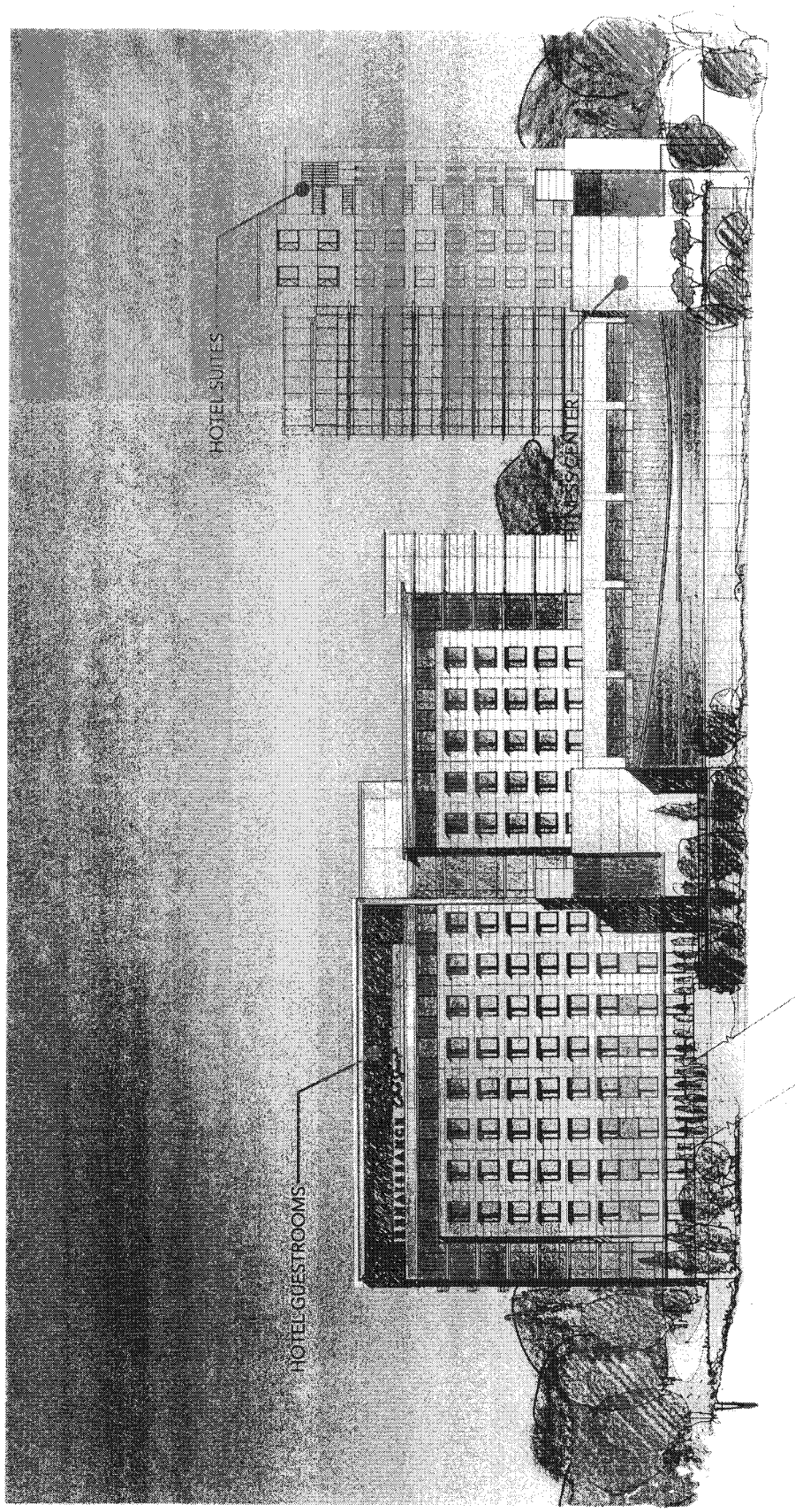


OFFICE BUILDING CORNER DETAIL

THE TOWER OAKS MIXED USE PROJECT
 ARCHITECT: KGD
 INTERIOR DESIGN: BBGM

TOWER OAKS MIXED USE





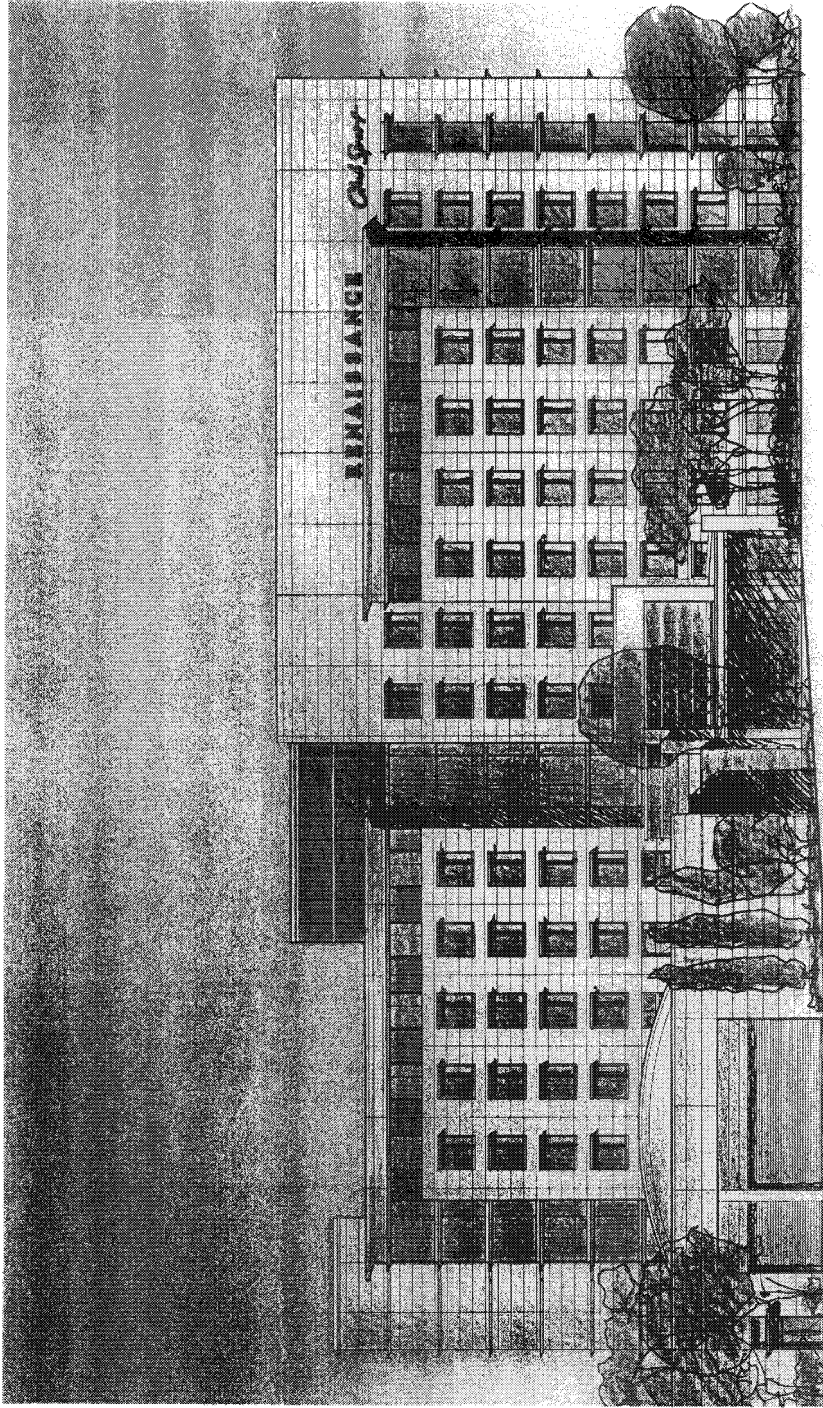
HOTEL
SOUTH ELEVATION

THE TOWER OAKS MIXED USE PROJECT
ARCHITECT: BBGM BBGM

TOWER OAKS MIXED USE
35 LAYERS

BBGM BBGM





HOTEL GUESTROOMS
NORTH ELEVATION

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF BBGM AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BBGM.

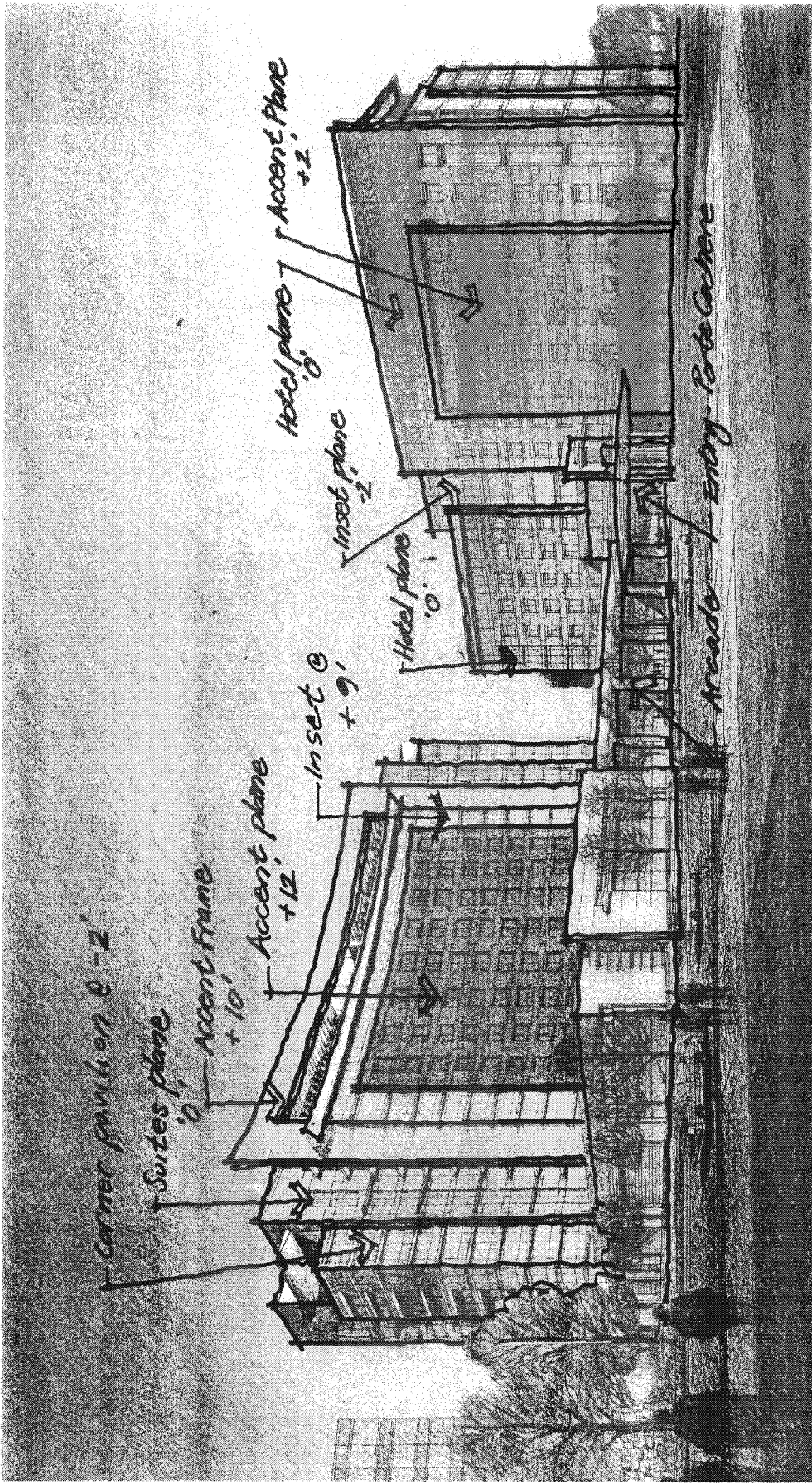
TOWER OAKS MIXED USE

18 MAY 2014

BBGM-BBGM

K&D

ARCHITECTURAL FIRM

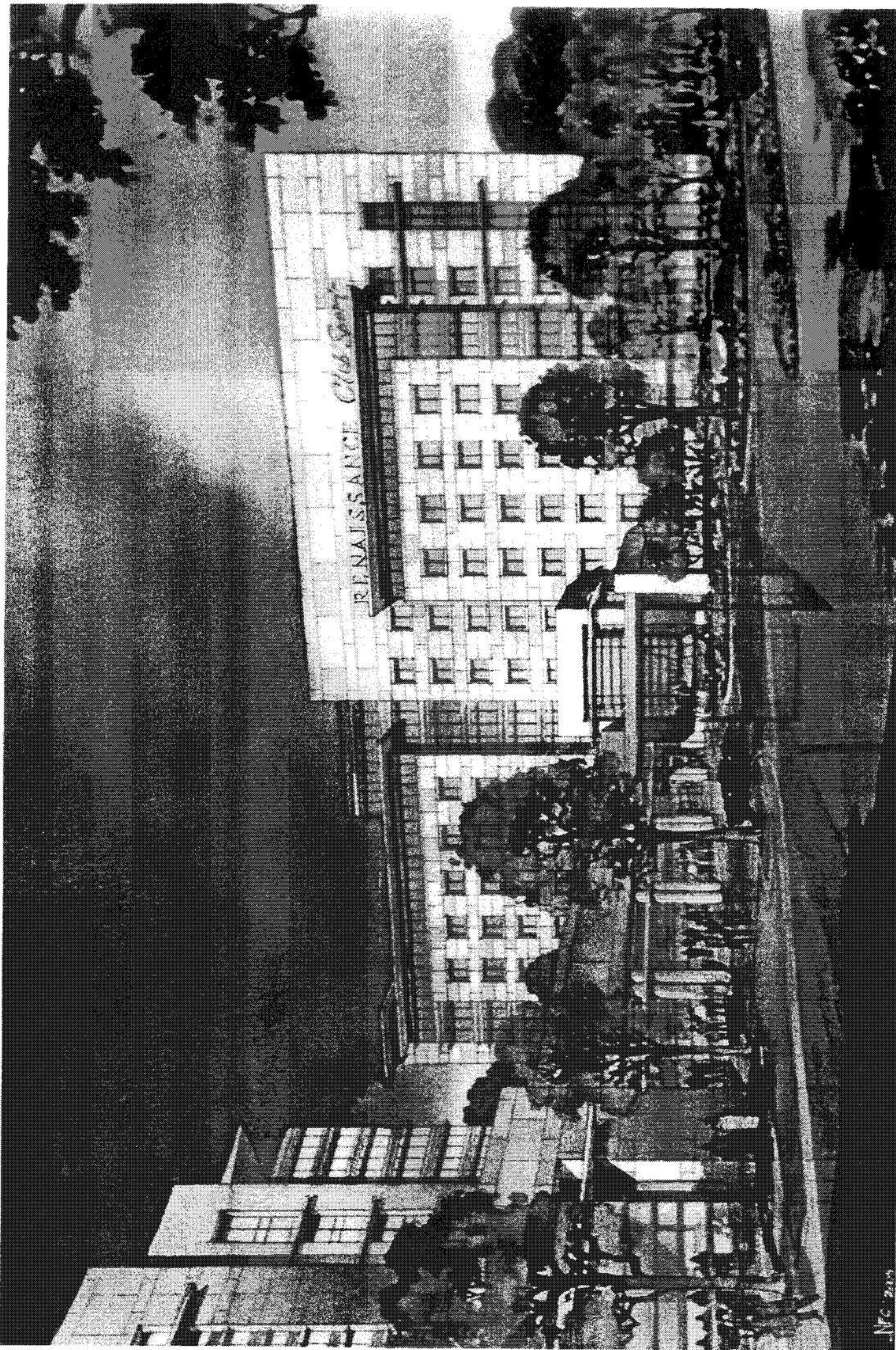


FACADE SET BACK PLAN

TOWER OAKS MIXED USE

BBG+BBGM





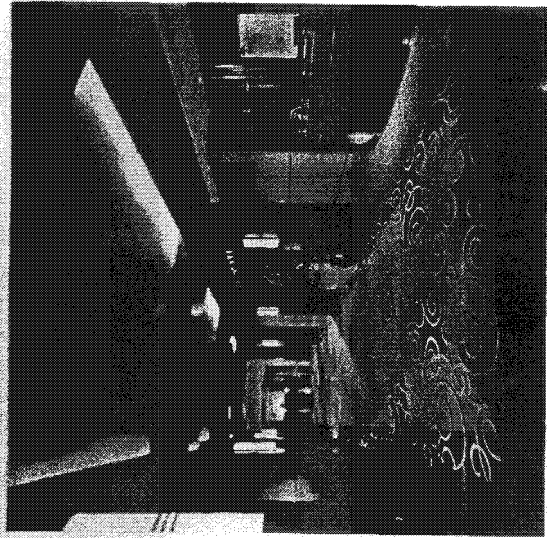
HOTEL ENTRY COURT

THE POWER COMPANY
HARRIS INTERNATIONAL

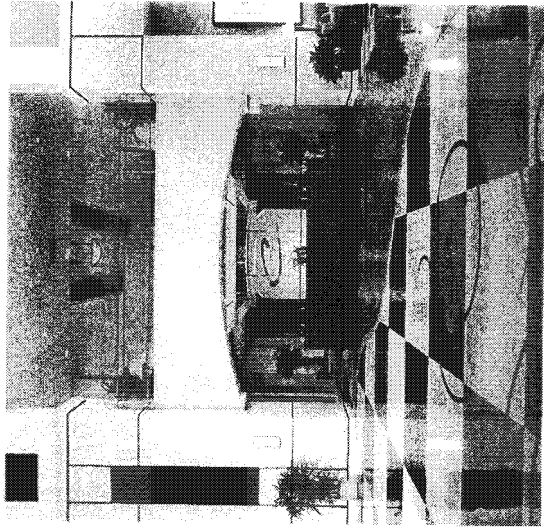
TOWER OAKS MIXED USE

BBG BBGM

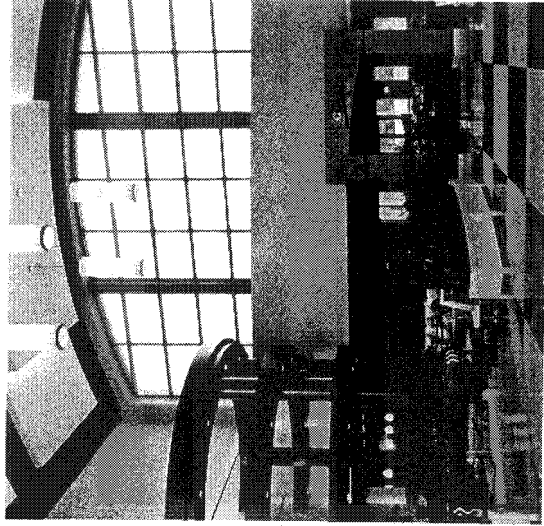
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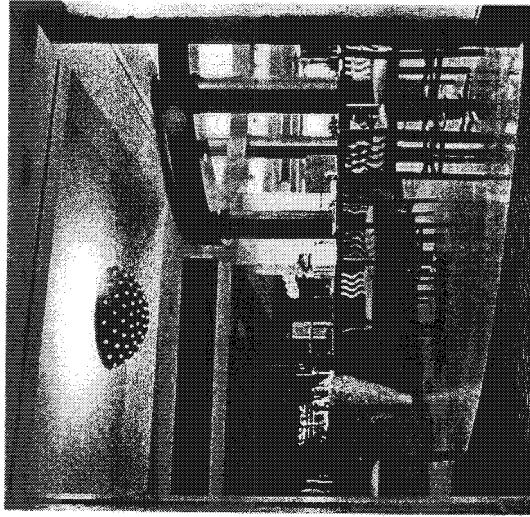
Hotel Lobby



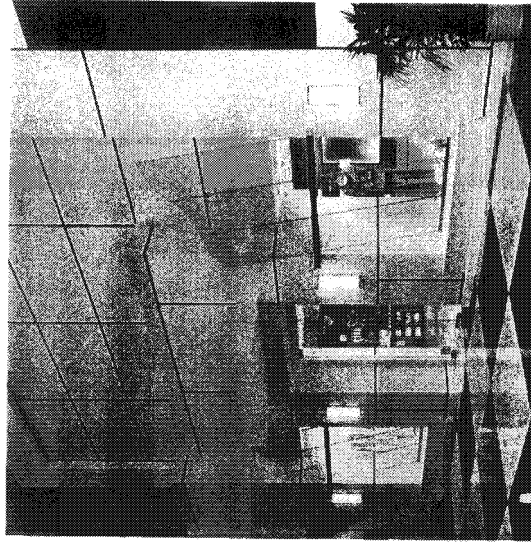
Fitness Lobby



Restaurant and Bar



Casual Dining Area



Retail/Spa Entry

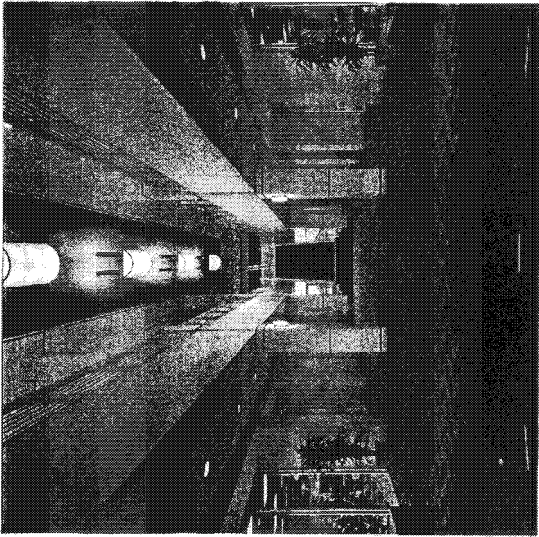
WALNUT CREEK INTERIOR VIEWS A

THE TOWER OAKS INTERIOR VIEWS
WARRIOR INTERNATIONAL DESIGN GROUP

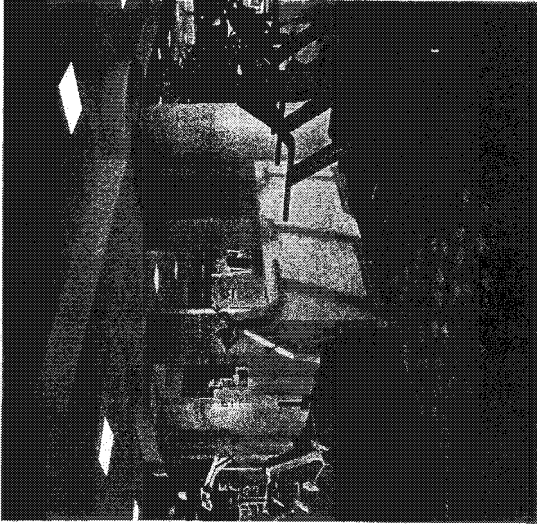
TOWER OAKS MIXED USE
16.10.2016

BBG BBGM

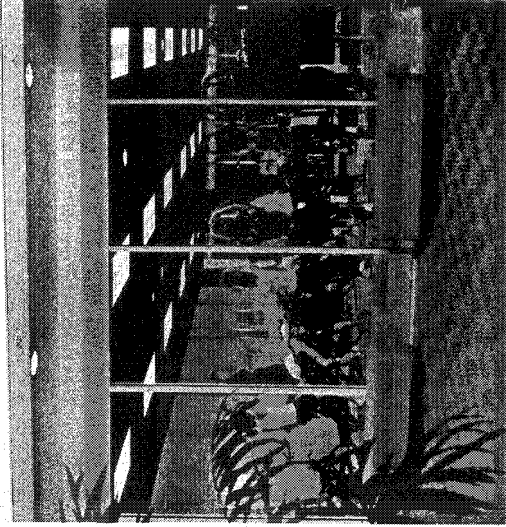
KOD



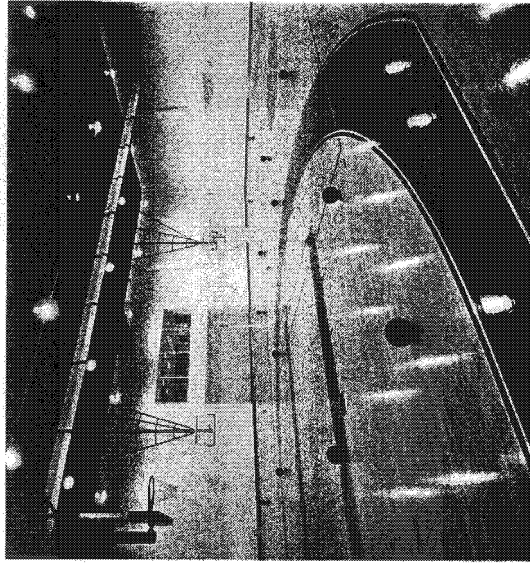
Fitness Concourse



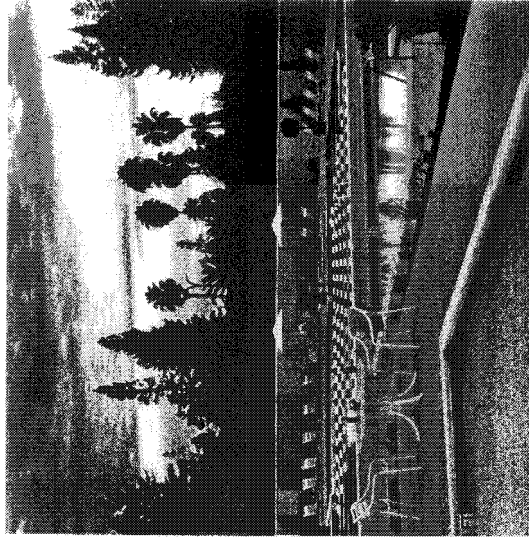
Exercise Area



Exercise Studio



Basketball Court



Pool

WALNUT CREEK INTERIOR VIEWS B



TOWER OAKS MIXED USE

THE TOWER OAKS MIXED USE PROJECT IS A DEVELOPMENT BY KGD, BBG, AND BBGM, A JOINT VENTURE OF KGD, BBG, AND BBGM.

William Kominers
301.215.6610
william.kominers@hklaw.com

Erica A. Leatham
301.664.7620
erica.leatham@hklaw.com

May 16, 2005

VIA HAND DELIVERY

The Mayor and Council of Rockville
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

Re: Schematic Building Design Submission
Tower Oaks – West of Lake

Dear Mayor Giammo and Councilmembers:

This letter represents the formal submission on behalf of Tower-Dawson, LLC ("Tower-Dawson"), Lerner Enterprises ("Lerner") and Marriott International, Inc. ("Marriott") (collectively, the "Applicants") for review and approval of the Schematic Building Design for Development Area 4 (North) within the Tower Oaks Comprehensive Planned Development ("Tower Oaks"). The proposed development consists of an office building containing approximately 198,400 square feet, a 300 unit hotel and a 75,000 square foot health and fitness club, along with associated structured parking.

Paragraph 5 of Resolution No. 1-01 (the most recent Resolution modifying and restating the terms of the Tower Oaks Concept Plan approval) calls for Mayor and Council review of the schematic design of all building development within Tower Oaks in advance of filing for Detailed Applications:

the Mayor and Council shall retain approval authority of schematic building designs (without the need for future public hearing) prior to the submission of Detailed Applications, and such approval shall be deemed part of the Concept Plan, as amended. Schematic plans shall include the placement of the building or buildings on the site and its relationship to the site components; and vertical section and rough elevation to show approximate height, bulk and massing. (Resolution No. 1-01, Paragraph 5, page 17.)

Tower, Lerner and Marriott will partner to develop the West of Lake site with a first-class office building, Renaissance Hotel (including 200 guest rooms and 100 hotel residences) (the "Renaissance Hotel") and a ClubSport health and fitness club. The complex has been designed to accommodate the stream valley park and accentuate that natural environment, as well as to complement the existing Tower Building adjacent to the site. Because this complex will be a very high quality project, with one of the most upscale hotels in Montgomery County, the Applicants have taken significant time and effort to ensure that the project, inside and out, is designed to fit into the scale of the Tower Oaks, and the larger community, in order to mark Tower Oaks as a premier mixed use complex in the County and increase the profile of the City in the region. As a part of this development project, the remainder of the planned Stream Valley Park will be dedicated to the City.

Schematic Building Design

As envisioned by the Concept Plan, the project proposed for this Development Area is comprised of an office building, a hotel and a health and fitness club. Parking for all the uses is located in a unified underground structured garage: a majority of the parking for the office building is directly below the building itself, with the rest located under the hotel; parking for the hotel and health and fitness club is in a predominantly underground structure, under these buildings, that is not visible from the street. In addition, all three buildings are planned as "green" buildings to meet LEED standards.

The Office Building. The office building, referred to as "Tower II," is planned, in part, as the new headquarters and home to both Tower and Lerner, who will move their corporate offices into the City. The building will be nine (9) stories, containing approximately 198,400 square feet.

From the example of the Tower Building, Tower has a demonstrated commitment to quality architecture and design, paired with environmental responsibility. Therefore, the office building (as well as the hotel and health and fitness club), will be built to LEED standards. The Tower II Building has been designed as a memorable building, with an attention to detail and drama that responds to the character of the site while blending, complementing and expressing the quality standards of Tower Oaks. Tower II has been designed to reflect the character of the Tower Building, in terms of related colors and materials. In contrast to the Tower Building, the Tower II Building will feature a more conventional leasing footprint, but with each corner articulated with a stepped, folded curtainwall treatment, graced with curved "flying" metal spandrel panels rounding the corners but separated from the building face. (A view of the corner is included in the attached submission package.)

The building has been located at the corner of Tower Oaks Boulevard and Wootton Parkway to emphasize the prominence of this corner as the western gateway to Rockville and the confluence of the commercial center of the Tower Oaks development. Therefore, the building corners were carefully designed to add character to this area and to be viewed dramatically by vehicular and pedestrian travel. This location also allows the building to

make a visual connection to I-270. In comparison with the Tower Building, which will be almost directly "across" the street corner, Tower II will look significantly shorter, due to the different base elevations for each building. Tower II is planned for the highest point of the West of Lake site, allowing the building to appear more prominent on the site as the ground slopes downward to the south as it transitions into the hotel and health/fitness club.

The building has been oriented to present its narrow northern elevation to the community areas north of Wootton Parkway. This also allows the broader western elevation to have exposure to I-270 and its large audiences. The building entrance is on the east side, facing the Stream Valley Park, allowing visitors and tenants to experience that resource as they approach the building.

The Hotel. The Renaissance Hotel has been planned in two towers (one of traditional hotel rooms and one of hotel residences), that are linked by the base of grand public spaces of the Renaissance brand, including the lobby, restaurant and entertaining spaces. Outside, a heavily landscaped "piazza" provides a dramatic entrance to the facility.

As the first Renaissance Hotel in Montgomery County (a full-service, luxury hotel), great care has been exercised to ensure that the façades of the hotel reflect the grand scale and elegance planned for the interior. The façades of the hotel components have been designed to coordinate with the office building, yet still create their own separate identity and create a residential feel to this portion of the site. The façades are designed as a series of curved and flat planes layered on each other, creating recesses and projections to provide visual interest and shadows and transition from the curved Tower II Building. (The building articulation is shown in the attached submission package.)

The location of the towers and their palette of materials, textures and positions was carefully chosen to break down the mass of the elements, provide pleasant views from the hotel and allow for the dramatic entrance described above (and shown in the submission package).

Upscale amenities and services, including health and fitness club privileges, concierge services, room service, formal and casual dining and housekeeping, etc., will be provided to all guests. The hotel residences reflect a revival of the historical practice of living in city hotels (for example, the literary Eloise lived in the Plaza in New York). The hotel residences will allow owners to spend a portion of the year elsewhere and return to find everything in its place before ordering room service and taking a dip in the pool at the health and fitness club. While conveyed to individual owners, these hotel residences will be able to be rented, at the owner's option, in conjunction with the hotel's guest rooms. The hotel services are an integral part of the appeal of the hotel residences for individuals who want a higher level of service made possible by integration with a luxury hotel. Similarly, the hotel residences support the rest of the hotel operation by providing a built-in market for services. This concept represents a new paradigm in the hotel industry and in fact, most new, luxury hotels recently constructed in the U.S. have incorporated this concept, including the two Ritz-Carlton Hotels located in downtown Washington, D.C.

The hotel will include substantial ballroom and other meeting spaces, as well as a kosher kitchen, to provide first-class meeting and entertainment space to businesses and residents of the City and the County as a whole. The pre-function areas of the ballroom are set along the outside wall of the hotel so as to provide maximum natural light and create additional activity at the entrance area.

ClubSport Health and Fitness Club The health and fitness club will be consistent, in terms of services and finishes, with the Renaissance Hotel. Connected to the hotel towers, the health and fitness club is located in the southernmost portion of the site.

ClubSport, developed by Leisure Sports, Inc. of Silicon Valley, California, is a lifestyle concept which incorporates the amenities typically found in modern fitness facilities – aerobic and strength-training equipment, group exercise studios, court and racquet sports, and swimming pools - combined with a full-service day spa, all with a level of service commensurate with a luxury hotel. The health and fitness club will be available for use by all hotel residents and guests, as well as available to the general public through membership.

This combination of hotel and health and fitness club is planned to be the prototype for a series of similar projects throughout the U.S. Consequently, Marriott planned the project to be near its corporate headquarters to provide maximum exposure for the concept.

Density Transfer

In accordance with the approved Concept Plan, the utilization of the Property incorporates density transferred from other sites within Tower Oaks, specifically, Development Areas 2 (North Gateway) and 3 (South Gateway).

The approved Concept Plan allows the transfer of up to 15% of approved density between Development Areas without separate approvals. In this case, the density being transferred individually from Development Areas 2 and 3 (8% and 15%, respectively), and the combined amount being transferred to Development Area 4 (14.5%) are each within that threshold.

As a result of the development of the North Gateway with the 276,600 square foot Tower Building, certain of the approved development capacity remains available. Similarly, undeveloped density capacity exists on the South Gateway parcel (the Detailed Application for the PG&E Headquarters and Trading Building expired in January 2005). Approved, unused development capacity from those areas may be transferred to the West of Lake site. The table below summarizes the current density allocations for these three parcels, the previous construction, the density transfers and the resulting allocations to the different parcels:

Development Area	Current Approval	Constructed	Transfer	Percentage Transferred	New Allocation
2 (North Gateway)	300,000 office	276,600 office	-23,400 office	8%	276,600 office
3 (South Gateway)	500,000 office	0	-75,000 office	15%	425,000 office
4 (West of Lake)	285,000 office 75,000 health club 300 room hotel	185,000 office	+98,400 office	14.5%	383,400 office 75,000 health club 300 room hotel

We look forward to presenting this Project to the Mayor and Council.

Plan views, cross-sections, elevations and other massing studies are attached for your review, as well as a vignette reflecting the entrance plaza to the hotel and photos from the existing California ClubSport to illustrate the level of detail, quality of design and materials and the type of project being proposed.

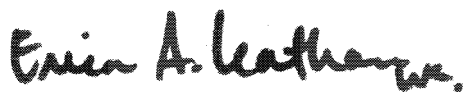
We believe this is an exciting opportunity for the City and look forward to our full presentation to the Mayor and Council.

Sincerely yours,

HOLLAND & KNIGHT LLP



William Kominers



Erica A. Leatham

cc: Mr. Albert Abramson
Mr. Gary Abramson
Mr. Jeffrey Abramson
Mr. Bernie Sanker
Mr. Charles Segerman
Mr. Stuart Margulies
Mr. Darren Linnartz
Mr. Mark D. Lerner
Arthur N. Fuccillo, Esquire
Mr. Peter Rosen
Mr. Gary Christensen

Mr. Steve Gilmour
Mr. Scott Pickert
Mr. Karl Danielson
Mr. Ben Kishimoto
Mr. Chris Gordon
Mr. Don Hoover
Mr. Mark Boekenheide
Mr. Ray Ritchey
Ms. Damona Smith-Strautmanis
Mr. Jeffrey S. Lewis
Mr. Edward Y. Papazian